009.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	912,000 / 912,000
					USE VALUE:	912,000 / 912,000
					ASSESSED:	912,000 / 912,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		WYMAN TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MASON WALTER P/CAROLE A	
Owner 2:		
Owner 3:		
Street 1:	54 WYMAN TERR	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	MASON WALTER P -
Owner 2:	SMITH CAROLE A -
Street 1:	54 WYMAN TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,626 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Aluminum Exterior and 2242 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4626.000	460,100	4,900	447,000	912,000
Total Card	0.106	460,100	4,900	447,000	912,000
Total Parcel	0.106	460,100	4,900	447,000	912,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.78 | /Parcel: 406.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 7637
GIS Ref:
GIS Ref:
Insp Date: 10/06/17

!819!

PREVIOUS ASSESSMENT

Parcel ID: 009.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	460,100	4900	4,626.	447,000	912,000	912,000	Year End Roll	12/18/2019
2019	104	FV	357,600	4900	4,626.	475,000	837,500	837,500	Year End Roll	1/3/2019
2018	104	FV	357,600	4900	4,626.	346,400	708,900	708,900	Year End Roll	12/20/2017
2017	104	FV	356,600	4900	4,626.	301,700	663,200	663,200	Year End Roll	1/3/2017
2016	104	FV	356,600	4900	4,626.	257,000	618,500	618,500	Year End	1/4/2016
2015	104	FV	317,300	4900	4,626.	251,500	573,700	573,700	Year End Roll	12/11/2014
2014	104	FV	317,300	4900	4,626.	206,700	528,900	528,900	Year End Roll	12/16/2013
2013	104	FV	330,300	4900	4,626.	196,700	531,900	531,900		12/13/2012

PRINT

Date	Time
12/10/20	16:32:10

LAST REV

Date	Time
10/18/17	15:00:54

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 819

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MASON WALTER P	45783-290		8/3/2005	Family	100	No	No		
COULOURAS ANTHO	28390-189		4/1/1998		317,000	No	No		Y

USER DEFINED

Prior Id # 1:	7637
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2002	823	Porch	1,000					
8/19/1999	548	Manual	700					REBUILD REAR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	MEAS&NOTICE	HS	Hanne S
5/20/2009	Measured	189	PATRIOT
4/22/2000	Inspected	263	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	243	PATRIOT
8/25/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4626		Sq. Ft.	Site		0	80.	1.21	1									447,023						447,000	

Total AC/HA: 0.10620 | Total SF/SM: 4626 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 447,023 | Spl Credit | Total: 447,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	1 - Wood Shingl	15	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	white		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11833179
Const Adj.:	0.99980003
Adj $ / SQ:	190.078
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	625173
Depreciation:	165046
Depreciated Total:	460128

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

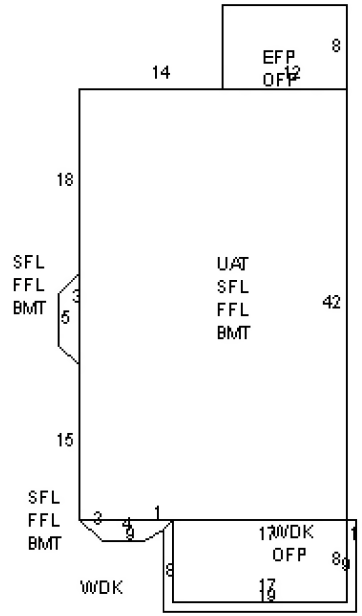
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	190.08
Special Features:	0	Val/Su Net:	111.27
Final Total:	460100	Val/Su SzAd	205.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,121	57.020	63,923
FFL	First Floor	1,121	190.080	213,078
SFL	Second Floor	1,121	190.080	213,078
UAT	Upper Attic	273	76.030	20,757
OFP	Open Porch	232	23.610	5,477
WDK	Deck	171	11.850	2,026
EFP	Enclos Porch	96	55.570	5,335
	Net Sketched Area:	4,135	Total:	523,674
Size Ad	2242	Gross Are	4954	FinArea 2242

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 009.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	AV	1930	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900